PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(ST) Title No: 44071
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jina L. Cohen 139 39th Avenue North Nashville, Tennessee 37209	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 104-01-190

Davidson County DEEDWARR
Recvd: 02/24/03 15:56 2pgs
Fees:13.00 Taxes:518.00
20030224-0024570

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael P. Doyle, married,.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jina L. Cohen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Part of West Grove Subdivision of record in Book 421, Page 109 Register's Office for said County.

Said Lot No. 52 fronts 50 feet on the westerly margin of 39th Avenue North and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Michael P. Doyle, married by deed from Tabetha A. Higgs, unmarried of record in Book 10062, Page 827 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 421 Page 109, said Register's Office.

Kate M. Doyle, spouse of Michael P. Doyle, joins in conveying any interest she might have in subject property. M.P.D.

This is improved property, known as: 139 39th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of February, 2003.

Michael P. Doyle

Kate A. Doyle

State of TENNESSEE

County of DAVIDSON

On this 21st day ~~of~~ February, 2003, before me the undersigned authority, personally appeared Michael P. Doyle and Kate A. Doyle. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn and subscribed before me this the 21st day of February, 2003

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public